



Illustrative Fee Estimate for Purchase of a Property		
Costs	For information	Example (£) Based on 2 people buying a property valued at £250,000 with a mortgage
Basic Cost	Based on the purchase price of the property.	£1020.00
VAT	20% of basic cost	£204.00
Telegraphic Transfer Fee	Fee for processing bank transfer (inclusive of VAT)	£24.00
Help to Buy ISA	£50 plus VAT is charged per ISA	£0.00
Land Registry search (per title)	To check that there have been no changes to the title of the property since the start of the transaction and to place a priority on the title to ensure no changes are made until we have registered the purchase with the Land Registry	£7.00
Registration Fee	Land Registry Fee – see Scale 1	£150.00
Bankruptcy search	£6.00 is charged per person	£12.00
Other Searches	Estimated cost	£350.00
Official Copy Land Registry documents	£7.00 is charged per document	£0.00
Lender Portal Fee	£43.20 – fee charged to liaise with the mortgage lender via portal.	£43.20
Anti-Money Laundering (AML) check	£7.80 charged per person (inclusive of VAT)	£15.60
Chancel Insurance	An issue dating back to medieval times. Some houses are located on land where a local parish church could make a demand for payment towards its upkeep. The insurance covers the householder against this.*approximate	£15.79
Bank Transfer Fees	Fee per transaction	£20.00

TOTAL	£1861.59
Please note: Costs may vary dependent upon: <ul style="list-style-type: none">• the price of the property• whether the property is a new build• the number of titles included in the transaction• the number of searches required – usually in the region of £350.00• the number of parties involved• any additional insurance required This is not an exhaustive list of the fees likely to be incurred nor is this estimate a binding quote. We would always recommend obtaining a personalised quote by calling us on 01535 662644 and asking for a member of our Property Team	